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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Stepan	Surname:	Karpukhin
Company name:					
Street address:	7, Aberdare Gardens				
	Telephone number: [REDACTED]				
	Mobile number:				
Town/City:	London				
	Fax number:				
Country:					
Postcode:	NW6 3AJ				
	Email address:				
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Miss	First Name:	Ludmille	Surname:	Paszkiewicz
Company name:	Marek Wojciechowski Architects				
Street address:	66-68 Margaret Street				
	Telephone number: 02075809336				
	Mobile number:				
Town/City:	London				
	Fax number:				
Country:					
Postcode:	W1W8SR				
	Email address: ludmille@mw-a.co.uk				

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Conversion of the building from 2no. self-contained flats into a single family dwelling and associated physical alterations including:
Demolition of the existing single-storey rear extension and glass conservatory and its replacement with a new single storey extension;
New patio at ground floor level and roof terrace at first floor level;
New rooflights to existing roof and new flush rooflights to the proposed single storey extension;
Replacement of UPVC and timber windows with new timber windows;
Demolition and replacement of part of the existing front garden wall, metal railings and pedestrian gate;
Demolition of existing front garden paving and replacement with soft landscaping and permeable hardstanding.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Refer to section 1 of the Design and Access Statement submitted with this application.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The existing non- original conservatory and non original extension are considered to be unsympathetic additions to the original building.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Brick low level wall
with metal rails and gate
Timber fences

Description of *proposed* materials and finishes:

Brick low level wall with metal rails and gate to match
Timber fences to match

Doors - description:

Description of *existing* materials and finishes:

Timber
& UPVC frame glass doors

Description of *proposed* materials and finishes:

Timber
& timber french doors to extension

Roof - description:

Description of *existing* materials and finishes:

Tiles
&
Flat roof

Description of *proposed* materials and finishes:

Tiles to match
&
Flat roof with polyester powder-coated metal coping

Vehicle Access - description:

Description of *existing* materials and finishes:

concrete crazy paving

Description of *proposed* materials and finishes:

Permeable hardstanding

Walls - description:

Description of *existing* materials and finishes:

Brickwork

Description of *proposed* materials and finishes:

Brickwork to match

Windows - description:

Description of *existing* materials and finishes:

Timber
& UPVC

Description of *proposed* materials and finishes:

Timber

10. Materials

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

E_01_Existing Ground Floor Plan
E_02_Existing First Floor Plan
E_03_Existing Second Floor Plan
E_04_Existing Roof Plan
E_10_Existing South Street Elevation
E_11_Existing South Elevation
E_12_Existing North Elevation
E_13_Existing East Elevation
E_20_Existing Section A-A
E_21_Existing Section B-B

D_01_Demolition Ground Floor Plan
D_02_Demolition First Floor Plan
D_03_Demolition Second Floor Plan
D_04_Demolition Roof Plan
D_10_Demolition South Street Elevation
D_11_Demolition South Elevation
D_12_Demolition North Elevation
D_13_Demolition East Elevation
D_20_Demolition Section A-A
D_21_Demolition Section B-B

P_00 Site Location Plan
P_01_Proposed Ground Floor Plan
P_02_Proposed First Floor Plan
P_03_Proposed Second Floor Plan
P_04_Proposed Roof Plan
P_10_Proposed South Street Elevation
P_11_Proposed South Elevation
P_12_Proposed North Elevation
P_13_Proposed East Elevation
P_20_Proposed Section A-A
P_21_Proposed Section B-B

Design and Access Statement
Site plan

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Refer to P_01 Proposed Ground Floor Plan

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

13. Assessment of Flood Risk

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

15. Existing Use

Please describe the current use of the site:

Residential - 2 flats.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Residential

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

1

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	0	1	1	0	0
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

2

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

18. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	2

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

20. Employment

No Employment details were submitted for this application

21. Hours of Opening

No Hours of Opening details were submitted for this application

22. Site Area

What is the site area?

445.00

sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Jack and Naomi Felber Number: 5 Suffix: House name: Street: Aberdare Gardens Locality: Town: London Postcode: NW6 3AJ	31/05/2018
Name: Philippa Gould, Christopher and Atya Howell Number: 9 Suffix: House name: Street: Aberdare Gardens Locality: Town: London Postcode: NW6 3AJ	31/05/2018
Name: 109 Greencroft Gardens Limited Number: 109 Suffix: House name: Street: Greencroft Gardens Locality: Town: London Postcode: NW6 3PE	31/05/2018
Name: Derian Parsad, Akiva Kahan, Stephen Dagleigh and Benjamin Critchley Number: 111 Suffix: House name: Street: Greencroft Gardens Locality: Town: London Postcode: NW6 3PE	31/05/2018

Title: Ms First name: Ludmille Surname: Paszkiewicz
Person role: AGENT Declaration date: 31/05/2018 ☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/
drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are
true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date